



Lake County, Ohio



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For Immediate Release

Lake County Auditor Edward H. Zupancic announced that new 2015 triennial update values are being mailed to property owners. The new values *are not available on the internet*. The Auditor notes that the new values are not available on the internet as the new values are considered tentative until certified by the Ohio Department of Taxation for tax rate calculation later in the year.

A triennial update is a statistically based update of values ordered by the Ohio Department of Taxation (ODT). During a triennial update no properties are viewed and only a study of the relationship between sales prices and previously established market values (from 2012) is performed to determine what adjustments are needed to achieve the goal established by ODT. The goal is to have property values as close to sales prices as possible.

For the 2015 triennial update only residential property in Concord Township, Kirtland City, Mentor City, and Willoughby City were cited by the Ohio Department of Taxation as requiring an increase in value to bring the values up-to-date. All other municipalities as well as commercial/industrial properties did not receive value adjustments as a result of the triennial update.

All CAUV values were updated as required by ODT. Those owners on the CAUV program will receive their new CAUV values on their value notice. CAUV participants will notice large increases in their CAUV values for 2015. For explanations of how CAUV values are calculated please see the ODT website for CAUV at: http://www.tax.ohio.gov/real_property/cauv.aspx

All properties will receive a notice of value regardless of a change in value or not due to the triennial update. The purpose of sending notices to all properties is so any changes due to new construction, remodeling, demolition, etc. will also be part of the notification. Those parcels with no value change can consider the notification as a reminder of the previously established market value that will be used for future tax calculations.

In the municipalities affected by the update *not all properties* may have experienced a change in value. Due to varying market conditions in the county the study of values were taken to the neighborhood level as not all neighborhoods react to the market in the same way. This is a departure from what has been done in the past where a blanket percentage was applied to all properties within a district. Some neighborhoods are experiencing a more robust market reaction than others thus the resulting value changes vary by neighborhood.

Property owners will have a new online system to provide feedback to the Auditor's Office regarding their property values. Instructions for using the online system will be on the value notices that were mailed. The Auditor notes that it is preferred that owners use the online system to provide their

feedback. In-person informal reviews if necessary will be *by appointment only* as limited staff is available. All informal reviews are being handled by county staff. Contact information will be on the notices. Walk-ins are discouraged. If an owner did not receive a notice they may call the Auditor's Office to get their information. Those owners wishing to dispute their value should provide a copy of; 1) A recent purchase contract (within 24 months), 2) a recent appraisal (within 24 months), or other information that will provide valuation evidence. Those without an appraisal or recent sale wishing to dispute their value should at a minimum show 3 recent comparable sales (within 24 months) of properties that are comparable in size, age, style, condition, and location.

Anyone that wants to provide feedback but is unable to do so before the November 6, 2015 deadline may file a formal appeal between January 1 and March 31, 2016. The necessary form will be available on the Auditor's Website *only* during the filing period.

Tax estimates as a result of the new valuations are *not available* since tax rates for the 2016 bills cannot yet be estimated since the new values are tentative and several levies are on the ballot this fall. Generally speaking tax amounts do not increase/decrease at the same rate as values since levies can only generate the tax amounts originally approved by voters. Changes in valuation cannot create a windfall/shortfall situation to the entities that taxes are collected for.

Adjusting property values is a sensitive issue that the Auditor's Office takes very seriously. The triennial update was looked at very carefully by county staff and our appraisal vendor. The adjustments that were made were implemented out of the necessity to equalize property values based on sales that have occurred within 2013 and 2014. We hold informal reviews because we understand that mass appraisals are broad based and may not fit every property.